Karen Johnson Davidson County
Batch# 996846 DEEDWARR
04/27/2023 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,550.30
20230427-0030970

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF April, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2025

(AFFIX SEAL)

JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

File #23-KA-2521-303

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joseph W. Greathouse and Angelique R. Greathouse	**Same as New Owner**	
(NAME)	(NAME)	
3600 Dee O'Guin Road		**092-10-0H-026.00-CO**
(ADDRESS)	(ADDRESS)	
Pleasantville, TN 37033		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JASON R. SEAMAN AND ADELE F. NOLAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH W. GREATHOUSE AND ANGELIQUE R. GREATHOUSE, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee, being Unit 26, as established in Declaration of Covenants, Conditions and Restrictions for Clifton Condos, a Horizontal Property Regime with Private Elements of record at Instrument No. 20171019-0107284, amended at Instrument No. 20181228-0125894; Instrument No. 20180413-0035156, amended at Instrument Nos. 20181228-0125893, 20190220-0015516, 20230412-0026678, and 20230412-0026679, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "D" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jason R. Seaman and Adele F. Nolan, husband and wife by Warranty deed from George Edward Allensworth Williams, a single man of record in Instrument No. 20210512-0064322 Register's Office for Davidson County, Tennessee, dated May 10, 2021 and recorded on May 12, 2021.

This conveyance is subject to:
* Taxes for the year 2023 and subsequent years.
* Plan of record in Plat Book 1, Page 124, Chancery Court for Davidson County, Tennessee.
* Covenants, Conditions and Restrictions of record in Instrument No. 20171019 0107284, amended at Instrument No. 20181228-0125894; Instrument No. 20180413-0035156and amended at Instrument Nos. 20181228-0125893 and 20190220-0015516, Register's Office for Davidson County, Tennessee.
* Agreement for Dedication of Public Right of Way of record in Instrument Number 20171031-0111325, in the Register's Office for Davidson County, Tennessee.
* Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20171208-0125437, in the Register's Office for Davidson County, Tennessee.
* Grant of Overhead Line Easement of record in Instrument Number 20180905-0088081, in the Register's Office for Davidson County, Tennessee.
* Stormwater Detention Agreement of record in Instrument Number 20061221-0157035 and 2006122 00156948, in the Register's Office for Davidson County, Tennessee.

* Agreement for Dedication of Easement for Storm Drainage of record in Instrument Number 20061221-0157074, in the Register's Office for Davidson County, Tennessee.
* HOA Charter of record in Instrument Number 20181023-0105087, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **2521 Clifton Avenue, #303, Nashville, TN 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 24th day of April, 2023.

Jason R. Seaman

Adele F. Nolan

STATE OF Ohio

COUNTY OF Wayne

Before me personally appeared JASON R. SEAMAN, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of April, 2023.

Notary Signature
My commission expires: 9/3/2024

Julie G. Karapasha
Notary Public, State Of Ohio
My Commission Expires 9/3/2024
2019RE-799430

NOTARIAL SEAL STATE OF OHIO

STATE OF Ohio

COUNTY OF Wayne

Before me personally appeared ADELE F. NOLAN, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of April, 2023.

Notary Signature
My commission expires: 9/3/2024

NOTARIAL SEAL STATE OF OHIO

Julie G. Karapasha
Notary Public, State Of Ohio
My Commission Expires 9/3/2024
2019-RE-799430

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Kaz Arbogast,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 26th day of April, 2023.

Affiant Signature
Date April 26, 2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 26th day of April, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON